175.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	542,900 / 542,900
					USE VALUE:	542,900 / 542,900
					ASSESSED:	542,900 / 542,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
323		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH NORA NEAGLE
Owner 2:	
Owner 3:	
Street 1:	323 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORMAN DONALD & PHYLLIS -
Owner 2:	-
Street 1:	323 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 986 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4877.000	146,500		396,400	542,900
Total Card	0.112	146,500		396,400	542,900
Total Parcel	0.112	146,500		396,400	542,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 550.61 /Parcel: 550.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117714

GIS Ref

GIS Ref

Insp Date 07/19/18

!13693!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	146,500	0	4,877.	396,400	542,900		Year end	12/23/2021
2021	101	FV	142,200	0	4,877.	396,400	538,600		Year End Roll	12/10/2020
2020	101	FV	142,200	0	4,877.	396,400	538,600	538,600	Year End Roll	12/18/2019
2019	101	FV	126,800	0	4,877.	390,800	517,600	517,600	Year End Roll	1/3/2019
2018	101	FV	126,800	0	4,877.	300,100	426,900	426,900	Year End Roll	12/20/2017
2017	101	FV	126,800	0	4,877.	283,200	410,000	410,000	Year End Roll	1/3/2017
2016	101	FV	126,800	0	4,877.	260,500	387,300	387,300	Year End	1/4/2016
2015	101	FV	123,600	0	4,877.	243,500	367,100	367,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:34:02

LAST REV

Date	Time
08/06/18	10:34:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13693

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMAN DONALD &	58694-549		3/16/2012		320,000	No	No		
	12997-476		6/18/1976		27,650	No	No		N

USER DEFINED

Prior Id # 1:	117714
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2001	787	Re-Roof	1,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	CC	Chris C
6/16/2012	MLS	EMK	Ellen K
3/28/2009	Meas/Inspect	345	PATRIOT
12/16/2008	Measured	336	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4877		Sq. Ft.	Site		0	70.	1.16	6									396,419						396,400	

Total AC/HA:	0.11196	Total SF/SM:	4877	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	396,419	Spl Credit		Total:	396,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	30	%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.95855767
Adj $ / SQ:	168.227
Other Features:	55347
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	212269
Depreciation:	65803
Depreciated Total:	146466

COMMENTS

2 MEDAL SHDS NV PDAS. NO CLOSETS IN BRS.. BMT CEILING HT-6 FT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

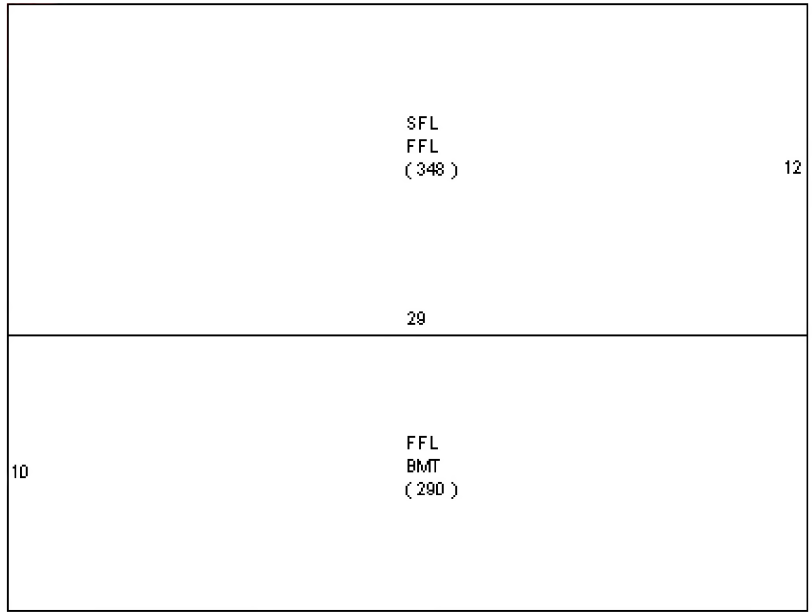
No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.40
Special Features:	0	Val/Su Net:	114.81
Final Total:	146500	Val/Su SzAd	148.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	638	168.230	107,329
SFL	Second Floor	348	168.230	58,543
BMT	Basement	290	50.470	14,636
	Net Sketched Area:	1,276	Total:	180,508
Size Ad	986	Gross Area	1276	FinArea 986

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: